



Bradshaws  
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**Under Offer**



Located in the desirable area of Hexham Grove, Houghton Regis, this charming end-terrace house offers a perfect blend of modern living and convenience. Spanning an impressive 1,101 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Situated in a convenient location, this home is close to Dunstable and offers easy access to the M1, making it perfect for commuters. With its modern amenities and spacious layout, this end-terrace house is a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this delightful property your new home.

Upon entering, you are welcomed into a light-filled lounge that boasts a front aspect, creating a warm and inviting atmosphere. The modern fitted kitchen seamlessly integrates with a dining space, perfect for entertaining guests or enjoying family meals. The property also benefits from a convenient downstairs WC and a utility area, enhancing practicality for everyday living.



The principal bedroom is a standout feature, complete with an ensuite bathroom. The additional two bedrooms are versatile and can be tailored to suit your needs, whether as children's rooms, guest spaces, or a home office.

### Utility / Cloakroom

Fitted to comprise a range of base level units with an inset sink and to the work surface. Space and plumbing for a washing machine. Radiator. Wood effect vinyl flooring. W/c. Extractor.

Outside, the private rear garden provides a tranquil retreat, ideal for relaxation or outdoor activities. The property also includes a driveway with parking for two vehicles, ensuring ease of access and convenience.

### Entrance Hall

Providing access to all ground floor accommodation with a double glazed composite door to the front aspect. Radiator. Fitted carpet. Stairs rising to the first floor accommodation. Cupboard housing electricity consumer unit.



### Sitting Room

Double glazed window to the front aspect. Radiator. Fitted carpet. Central heating thermostat. Tv point.

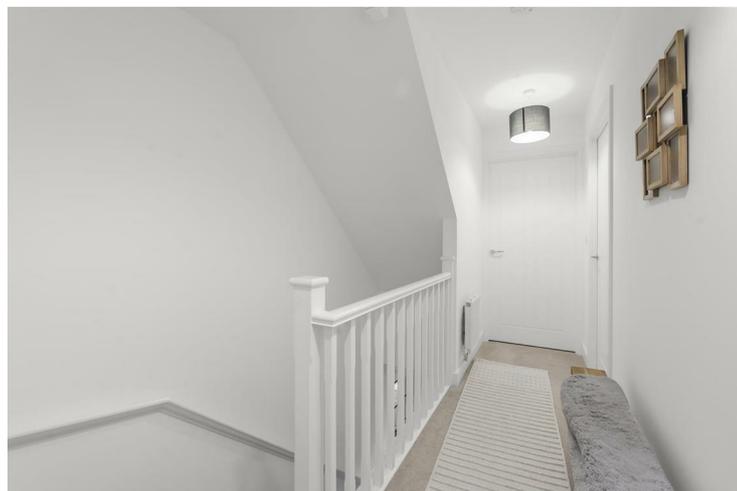
### Landing

Providing access to all first floor accommodation with two radiators. Fitted carpet. Double glazed window to the front aspect. Stairs rising to the principal bedroom.



### Kitchen / Dining Room

A good sized rear aspect room that provides the perfect setting to relax entertain and enjoy.



### Kitchen Area

Fitted to comprise a range of wall, drawer and base level units with work surfaces over. 1 and 1/2 drainer sink unit. Integrated appliances include; Fridge and freezer, oven, grill and gas hob with an extractor hood over. Cupboard housing the wall mounted boiler. Radiator. Wood effect vinyl flooring. Double glazed window to the rear aspect. Double glazed french doors leading to the rear garden. Large storage cupboard. Space and plumbing for a dishwasher.

### Bedroom Two

Double glazed window to the rear aspect. Radiator. Fitted carpet. Storage cupboard.



### Bedroom Three

Double Glazed window to the front aspect. Radiator. Fitted carpet.



### En-Suite Shower Room

Fitted to comprise a w/c. wash hand basin and a shower enclosure with shower over. Part tiled walls. Wood effect vinyl flooring. Radiator. Skylight to the ceiling.



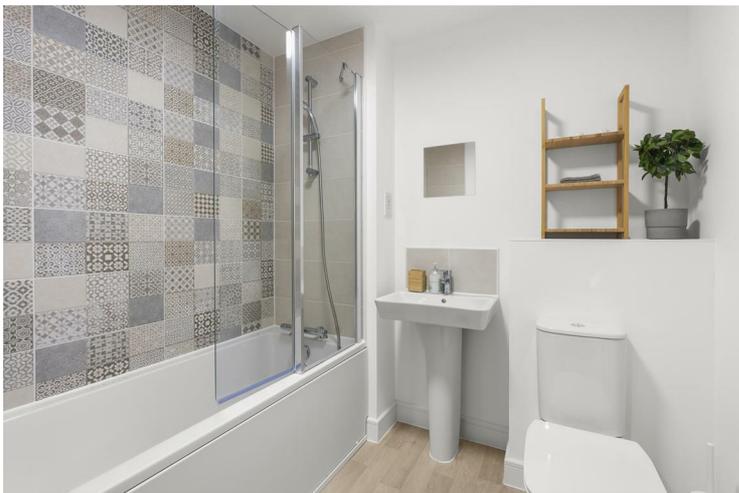
### Bathroom

Fitted to comprise a w/c. Pedestal wash hand basin. Panelled bath with a shower over and glass shower screen. Part tiled walls. Radiator. Wood effect vinyl flooring. Extractor.



### To the Front

Driveway providing off road parking for two cars the remainder being laid to lawn with a laurel hedge.



### Principal Bedroom

Fitted to comprise a w/c. Pedestal wash hand basin. Panelled bath with a shower over and glass shower screen. Part tiled walls. Radiator. Wood effect vinyl flooring. Extractor.



### Rear Garden

A patio area adjacent to the rear of the property and the remainder being laid to lawn. Raised beds. Boundary fencing. Gated pedestrian access leading to the front of the property.



## **NB**

Services and appliances have not been tested.

## **Viewing**

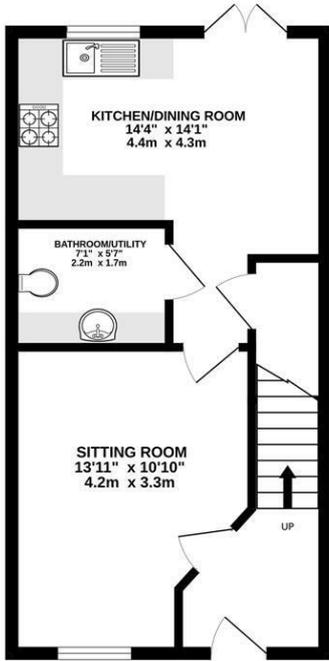
By appointment through Bradshaws.

The property is currently owned on a shared ownership basis. However, it is being sold on a 100% owned freehold final staircasing basis. Please contact Bradshaws for more information if required.

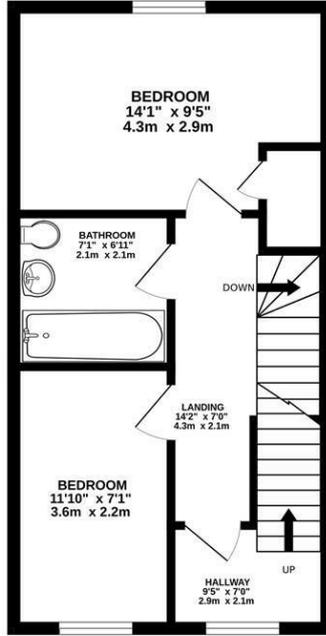
## **Disclaimer**

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

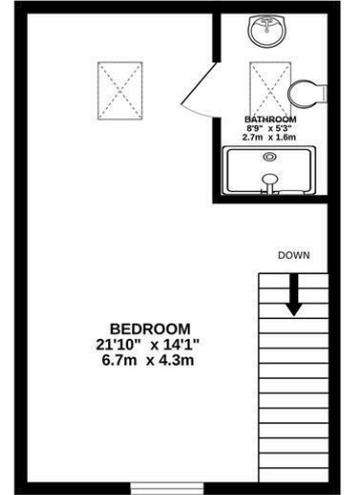
GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



2ND FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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